

**NOTICE OF AVAILABILITY
MITIGATED
NEGATIVE DECLARATION
FOR PUBLIC REVIEW**

The project listed below was reviewed for environmental impact by the Placer County Environmental Review Committee and determined to have no significant effect upon the environment. A proposed Mitigated Negative Declaration has been prepared for this project and has been filed with the County Clerk's office.

PROJECT: Guaranty Bank, Granite Bay Branch (PMPB T20070076)

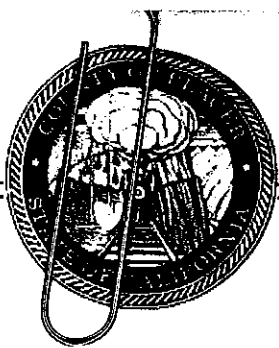
PROJECT DESCRIPTION: Proposed a single-story bank building, approximately 6,500 sq ft, with drive-thru access and associated site improvements.

PROJECT LOCATION: 2 miles south of Douglas Blvd on the east side of Sierra College Blvd., Placer County

PROPONENT: Rauschenbach Marvelli Becker Architects, 2277 Watt Ave., Suite 200, Sacramento CA 95825, 916-296-4225

The public comment period for this document closes on **May 7, 2007**. A copy of the Mitigated Negative Declaration is available for public review at the Planning Department public counter and at the Granite Bay public library. Property owners within 300 feet of the subject site shall be notified of the upcoming public hearing. Additional information may be obtained by contacting Maywan Krach, Environmental Coordination Services, Community Development Resource Agency, (530) 745-3132 between the hours of 8:00 a.m. and 5:00 p.m.

Publish date: Saturday, April 7, 2007
Newspaper: Roseville Press Tribune



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Guaranty Bank, Granite Bay	Plus# PMPB 20070076
Description: Proposal to modify the Guaranty Bank, Minor Use Permit	
Location: 8777 Sierra College Boulevard between Douglas Blvd and Eureka Road, Granite Bay	
Project Owner/Applicant: Guaranty Bank, Stockton CA 95202	
County Contact Person: EJ Ivaldi	530-745-3147

PUBLIC NOTICE

The comment period for this document closes on **May 7, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 04/03/2007
through _____
JIM MCCAULEY, COUNTY CLERK
By J. Kaza
Deputy Clerk

SHEET NOTES

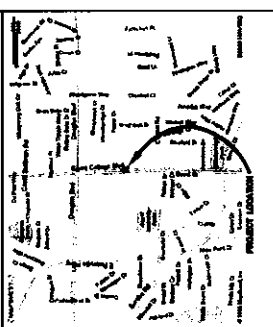
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|----|--|----|--|----|--|
| 1 | ONE METER, TYPICAL OF 2, SEE CIVIL AND PLUMBING DRAWINGS. | 17 | LINE OF DRINK-THRU CANNOPY | 30 | TOILET ROOM WAT. 30" DEEP, TYPICAL AT ALL PATHS EXCEPT WINDING TRAFFIC. |
| 2 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 18 | STORM DRAIN INLET OR AREA DRAIN, TYPICAL, SEE CIVIL DRAWINGS | 31 | 3/4" WIDE X 1/4" DEEP DIRECTIONAL GROOVES = 12" OVERALL DEPTH |
| 3 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 19 | OUTLET, TYPICAL, SEE CIVIL DRAWINGS. | 32 | INTERVAL RAMP, SEE CIVIL DRAWINGS |
| 4 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 20 | 4" PIPE IN-ALLIANCE | 33 | 4-INCH SEE DIAGONAL STEPPING AT 5'-0" O.C. AT PATH OF TRAVEL, OVERALL, TYPICAL |
| 5 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 21 | 4" PIPE IN-ALLIANCE | 34 | DRINK-THRU ENTRY SIGN |
| 6 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 22 | NOT USED | 35 | "STAY" SIGN |
| 7 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 23 | NOT USED | 36 | "MODERATE" SIGN |
| 8 | PROPOSED TRANSFORMER PAD, SEE ELECTRICAL | 24 | DECORATIVE WELLIS ABOVE | 37 | EMERGENCY CONTROL PANEL, SEE LANDSCAPE DRAWINGS |
| 9 | STAMPED COLOURED CONCRETE, DECORATIVE SURFACIAL | 25 | CHUBB PUMP, MAX. 1/12 SLOPE X 8'-0" LONG | 38 | FIRE ALARM PANEL, SEE ELECTRICAL DRAWINGS |
| 10 | RAIN WASH LEADOR CONNECT TO STORM DRAIN SYSTEM, SEE PLUMBING AND CIVIL DRAWINGS. | 26 | NOT USED | 39 | OVERALL LANDING CONTROL PANEL, SEE ELECTRICAL |
| 11 | RELOCATED 2" WATER METER IN BOX, SEE PLUMBING AND CIVIL DRAWINGS | 27 | ACCESSIBLE PARKING SIGN, TYPICAL | 40 | LANDSCAPING PLANTER, SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND |
| 12 | CONCRETE APRON | 28 | CONCRETE APRON | | |

- | | |
|----|---|
| 46 | RELOCATED EXISTING STREET LIGHT |
| 47 | UNIMPROVED AREA TO BE PLANTED WITH BIRD NEST, SEE LANDSCAPE |
| 48 | PROPOSED SIDEWALK, SEE CIVIL DRAWINGS |
| 49 | PROPOSED PROPERTY LINE FROM LOT LINE ADJUSTMENT |
| 50 | STORM DRAIN WORKAREA, SEE CIVIL DRAWING |
| 51 | BUILDING ROOF OVERHANG |
| 52 | NEW WETLAND BACKSTOP PROVENTOR, SEE CIVIL DRAWINGS |
| 53 | CONCRETE DRIVE, COLDS, LAWN, ETC., SEE CIVIL DRAWINGS FOR |
| 54 | SCHEDULE, RECONSTRUCTION AND DEMOLITION |
| 55 | NEW REGULATION LAKE BACKSTOP PROVENTOR, SEE CIVIL DRAWINGS |
| 56 | LOCATION OF WARDMOUTH SIGN, UNDER SEPARATE PERMIT |
| 57 | LINE OF DRIVE-TURN-UP TURN TABLES, SEE SHEET A2 |

STATISTICS

OWNER:	CLARKSON BANK				+/- 13 STALLS
	202 N. HAWTHORNE STREET				
	STOCKTON, CA 95202				+/- 8 STALLS
APN:	048-151-081				26 STALLS
ZONED:	CP				31 STALLS
PAVED AREA:	+/- 64,500 SF				
BANKS:					
	(1 STALL PER 300 SF OF FLOOR AREA)				
OFFICE:					
	(1 STALL PER 300 SF OF FLOOR AREA)				
TOTAL PARKING REQUIRED:					
TOTAL PARKING PROVIDED:					

VICINITY MAP

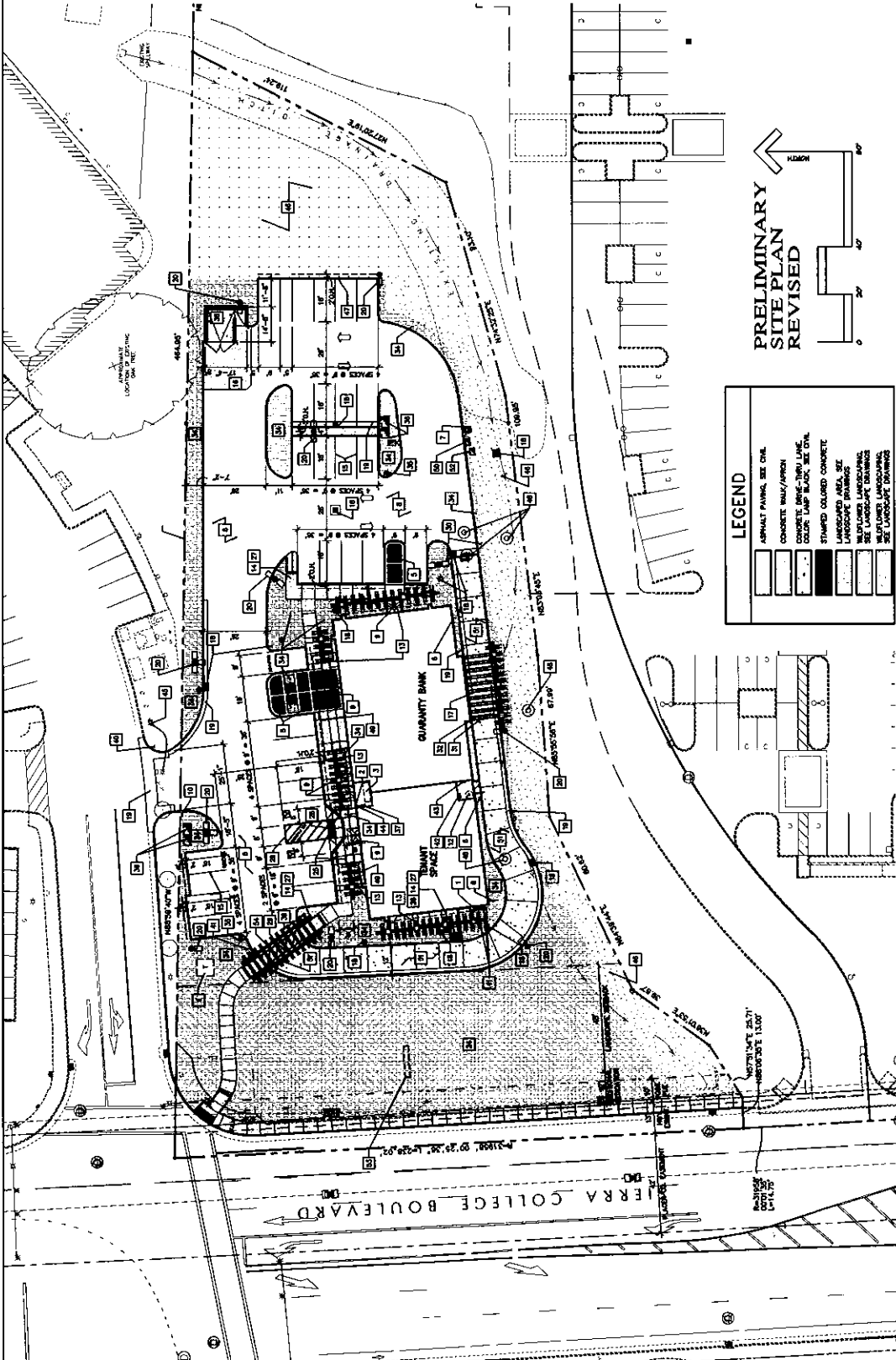


GUARANTY BANK
GRANITE BAY, CALIFORNIA

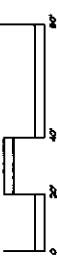
Job Number AGC-113 Sheet A1
 Date 12-28-08
 Drawn 12-28 of 1
 Revised _____

**Rauschenbach
Marvelli
Becker**

2277 Watt Ave. • Second Floor • Sacramento, CA 95825
 (916) 438-6500 FAX (916) 438-8568



**PRELIMINARY
SITE PLAN
REVISED**



LEGEND	
	ASPHALT PAVING, SEE CIVIL
	CONCRETE WALK/DRIVEWAY
	CONCRETE DRIVE-THRU LAWN
	GRAVEL LAWN, SEE CIVIL
	STAINED COLORED CONCRETE
	LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS
	LANDSCAPE DRAINAGE, SEE LANDSCAPE DRAWINGS
	WATER-LOWERED LANDSCAPING, SEE LANDSCAPE DRAWINGS



COMMUNITY DEVELOPMENT / RESOURCE AGENCY

Environmental Coordination Services

3091 County Center Drive, Auburn, CA 95603 ☎ (530) 745-3132 📠 (530) 745-3003
<http://www.placer.ca.gov/planning> ✉ cdraecs@placer.ca.com

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Project Title: Guaranty Bank, Granite Bay Branch (PMPB20070076) — Minor Use Permit Modification.

Environmental Setting: The project site comprises approximately 1.44 acres of annual non-native grassland with an unoccupied residence in the northwest corner of the property. A small drainage swale is located along the southern property boundary and flows from east to west. The site is located at 8777 Sierra College Boulevard, between Douglas Boulevard and Eureka Road in the Granite Bay area. The project site is bounded on the north by the Granite Bay Business Park, on the east by fallow land, and on the south by the Dunmore Homes Corporate Offices (currently under construction).

Project Description: Proposal to modify the Guaranty Bank Minor Use Permit in order to

- 1) eliminate the driveway access along the south property line
- 2) construct a northbound right turn lane along Sierra College Boulevard
- 3) extend parking, landscape areas, and a trash enclosure into the east portion of the site and
- 4) adjust the location of the building, parking spaces, landscape areas, and utilities.

Guaranty Bank is proposing to occupy 3,760 square feet of the building with a drive-thru access. The remaining 2,581 square feet will be office space. The proposed 6,466 square foot single-story commercial/office building will include a drive-thru access, as originally approved on April 6, 2006 (PMPB T20050496).

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

1. LAND USE PLANNING. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-item 1a: This project will not conflict with the General Plan and the Horseshoe Bar Community Plan policies for land use.

Discussion-item 1b: The proposed project will not affect agricultural and timber resources or operations because this property is located in an already developed commercial area.

Discussion-item 1c: The project should be designed to be compatible with adjacent land uses. Efforts should be made to reduce visual, noise, and aesthetic impacts, (i.e. landscape buffers, fencing, etc.). This can be accomplished with the use of natural and man-made buffers and setback.

Mitigation Measures-item 1c:

MM 1.1 The project is subject to review and approval by the Design / Site Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to:

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; tree impacts, tree removal, tree replacement areas, etc.

Discussion-item 1d: The proposed commercial development will not affect agricultural and timber resources or operations.

Discussion-item 1e: The proposed commercial development will not disrupt or divide the physical arrangement of the established community.

Discussion-item 1f: The proposed commercial development will not result in a substantial alteration of the present or planned land use of the area.

2. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion – item 2a and 2b: The proposed commercial development will not cumulatively exceed official regional or local population projections or induce substantial growth in an area either directly or indirectly.

Discussion-item 2c: A residential structure is located on the northwest portion of the property. The residence is a single story wood framed house and attached garage with stucco trim. This residence will be removed with the development of the project. No mitigation measures are required.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?

☐☐☒☐

g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

☒☐☐☐**Engineering & Surveying Department:**Discussion-items 3a and 3b:

The proposed project will disturb approximately 1.44 acres of previously disturbed land and result in significant increases in the amount of impervious surface present on the site in order to construct the proposed drive-through bank and commercial office building. To construct the improvements proposed, significant disruption of soils will occur (approximately 2,750 cubic yards of cut and approximately 4,330 cubic yards of fill), including grading, compaction for parking areas and foundations. The transport of imported fill material (approximately 2,000 cubic yards) is proposed. The maximum depth of any excavation/fill is nine feet. Displacements and disruptions of soil on the property are considered to be potentially significant. There is the potential for unstable earth conditions if fill material is not properly applied and compacted prior to building construction. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3a and 3b:

MM 3.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM 3.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM 3.3 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion-items 3c and 3d:

The construction of the proposed drive-through bank and commercial office building on this property will not cause a substantial alteration of ground surface relief features. This property has been previously graded. No unique geologic or physical features will be destroyed or covered as a result of this project.

Discussion-items 3e and 3f:

The proposed project could potentially disturb 1.5 acres and result in significant increases in the amount of impervious surface present on the site (53% post-project impervious). To construct the improvements proposed, significant disruption of the soils on-site will occur, creating a potential for contamination of storm runoff with sediment or other pollutants introduced through typical grading practices. This disturbance will likewise create increased risk of erosion on-site during construction. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Discharge from the site will be conveyed via an underground storm drain system and water quality treatment vault on-site prior to discharge to the off-site storm drain system that flows towards Strap Ravine. Strap Ravine is located along the southern portion of the adjacent property to the south. The project must comply with State requirements to prevent stormwater pollution during construction in order to prevent sediment loading to Strap Ravine to the maximum extent practicable. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3e and 3f:

Refer to text in MM 3.1

Refer to text in MM 3.2

Refer to text in MM 3.3

MM 3.4 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Stormwater Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off- site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM 3.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the ESD evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion-item 3g:

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site.

4. WATER. Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

☐☒☐☐

b. Exposure of people or property to water related hazards such as flooding?

☒☐☐☐

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 4a, 4c:

This project will be using standard best management practices to prevent surface runoff. Thus, the impact of changes in the amount of surface runoff and discharge into surface waters is considered to be less than significant. No mitigation measures are required.

Discussion-item 4b:

The project will not expose people to water related hazards such as flooding.

Discussion-item 4d:

The project will not change the amount of surface water in any body.

Discussion-item 4e:

This project will not change the currents of a water body.

Discussion-items 4f, 4g, 4h, 4i:

This project will not change the quantity of groundwater or impact the groundwater quality or substantially reduce the amount of groundwater available as it does not use an on site water well for public drinking water purposes.

Discussion-items 4j:

This project will not impact the watershed of Folsom Lake.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District:

Discussion-item 5a: This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project's description, the project will contribute to cumulative air quality impacts occurring within Granite Bay area.

The short-term construction and long-term operational related air pollutant emissions results primarily from diesel-powered construction equipment, trucks hauling building supplies, customer vehicle exhaust, and landscape maintenance equipment. Based on the proposed project, short-term construction would exceed the District thresholds unless the mitigation measures are implemented by the project. Long-term operational emissions from the project alone would not exceed the District's significance thresholds. However, the project will contribute to cumulative significant air quality impacts occurring within Granite Bay area.

The District has identified the mitigation measures that should be implemented by the project to ensure the short-term construction impacts, long-term operational impacts, and contribution to cumulative air quality impacts will remain below the significant level. The applicant can propose other measures that can achieve the same emission reductions.

Mitigation Measures-item 5a:MM 5.1

Construction:

- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
- No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
- An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.
- Minimize idling time to 5 minutes for all diesel-powered equipments.
- Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.
- Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
- The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
- Use California diesel fuel for mobile and stationary construction equipment.

MM 5.2

Operational

- Install low nitrogen oxides (NOx) emission hot-water heater.
- Use of low VOC coatings per District Rule 218 Architectural Coatings.
- HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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if the additional cost is less than 10 percent of the base HVAC unit.

- The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined. The amount of emissions would be reduced by any on site measures implemented by the project.

Discussion-item 5b: The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project. However, this project is not expected to adversely impact sensitive receptors due to this project's emissions being below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant.

Discussion-item 5c: Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes will add to congestion at area intersections and have the potential to increase localized carbon monoxide levels. However, the impacts would be less than significant due to the statewide control measures requiring oxygenated gasoline and the small number of vehicle trips being generated by this project. No mitigation measures are required.

Discussion-item 5d: The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, vehicle exhaust, and fireplaces/wood stoves that could create objectionable odors. However, the emissions from this project alone are not expected to exceed the District's significant thresholds. Therefore, potential impacts from odors would be considered less than significant.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Engineering & Surveying Department:

Discussion-item 6a: This project will generate additional traffic from the development of a drive-through bank and office

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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building on a parcel that was previously developed with only one single-family residence. The bank will be approximately 3,700 square feet and the tenant office space will be approximately 2,581 square feet. The applicant has provided a letter dated August 16, 2006 from KD Anderson & Associates, Inc. analyzing the trip generation rates for the proposed bank which will be considered in the calculation for the traffic mitigation fee. The Granite Bay Community Plan EIR identifies increased traffic volumes resulting from build-out of the area as significant and unavoidable. The applicant has shown that the increases in traffic due to this project are consistent with those anticipated in the Granite Bay Community Plan EIR. However, the County road network will have potentially significant impacts due to the cumulative impact of increased traffic congestion and vehicle trips in the area. The cumulative impact can be partially mitigated to a less than significant level by implementing the following mitigation measures.

Mitigation Measures-item 6a:

MM 6.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County ESD prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA).
- Placer County/City of Roseville Joint Fee

The actual fees paid will be those in effect at the time payment occurs. The current total combined estimated fee is \$219,887. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion-item 6b: The project proposes to construct a right-turn deceleration lane at the entrance off of Sierra College Boulevard. This will improve vehicle safety at the intersection and allow for improvements to the traffic signal operation.

Discussion-item 6c: The servicing fire district has reviewed and approved the proposed layout for the bank and office building and the circulation areas. A representative from the fire district will ultimately sign off on the project improvement plans to ensure that all conditions have been met.

Discussion-item 6d: The applicant has proposed sufficient parking for the commercial project. There is no impact.

Discussion-item 6e: There are no hazards to pedestrians or bicyclists. A pedestrian walkway has been included along the project frontage of Sierra College Boulevard, allowing pedestrians to walk to the bank building. .

Discussion-item 6f: The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. .

Discussion-item 6g: This commercial bank and office project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:
1) Wetland areas including vernal pools; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

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- 2) Stream environment zones;
- 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;
- 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;
- 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;
- 6) Important spawning areas for anadromous fish?

Planning Department:Discussion-item 7a:

The proposed project would not result in impacts to endangered, threatened or rare species or their habitats.

Discussion-items 7b, 7c:

In order to protect on site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream or within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. The project area has approximately .29 acres of existing seasonal wetlands and riparian habitat, which will be impacted with the proposed project. This will occur with the improvements, grading, drainage, underground utilities, and building development. There are no native trees located on the site.

Mitigation Measures-items 7b, 7c:

MM 7.1 Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Services, and the California Department of Fish and Game have been notified by certified letter regarding the existence of wetlands, streams, ponds and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

In order to mitigate wetland impacts, (both jurisdictional and non-jurisdictional), the applicant or agent shall provide mitigation as follows: Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a State and/or Federal Agency qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The amount of habitat to be replaced is approximately .26 acres of wetland habitat and riparian habitat. The exact amount of habitat impact shall be determined during the Improvement Plan process. The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Grading Permits. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the Map were recorded today, the payment would be \$75,000 per acre for permanent and seasonal wetlands, and/or \$85,000 per acre for riparian habitat and/or \$250,000 for vernal pool habitat). Or,

For wetland or riparian impacts less than 4,355 square feet, provide payment to the County's Wetland Mitigation Fund. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised. For guidance, the equivalent payment today would be as follows:

- \$1.50 per square foot for wetland impacts.
- \$5.70 per square foot for vernal pool impacts.
- \$1.95 per square foot for riparian impact.

The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat.

The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- Adjacent to any and all riparian areas on site;
- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Site Plan;
- Around any and all "special protection" areas as discussed in the project's environmental review documents (if applicable).

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HAZARDS. Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-item 9a: The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion-item 9b: This project will not interfere with an emergency response plan or emergency evacuation plan.

Discussion-item 9c: Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Discussion-item 9d: This project will not expose people to existing sources of potential health hazards.

10. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-items 10a, 10b: Noise from construction activities may noticeably increase noise levels above existing ambient levels. Implementation of the following mitigation measures will reduce this impact to a less than significant level.

Mitigation Measures-items 10a, 10b:

MM 10.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Planning Department:Discussion-items 11a-11e:

The project will create an additional 6,500 square feet of commercial space in the Granite Bay area, which will require new public services to serve the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No new fire protection facilities, sheriff protection facilities, schools, or other government service facilities are proposed as part of this project. The right-turn land to be constructed along the project frontage will be dedicated to the County as right-of-way within Sierra College Boulevard and will be maintained by the County. No mitigation measures are required.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 12a-12g:

The project will create an additional 6,466 square feet of commercial space in the Granite Bay area, which will require new utilities and services for the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No mitigation measures are required.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-items 13a-13c: The project shall be designed to conform to the Placer County Zoning Ordinance, Placer County Design Guidelines, Placer County Landscape Guidelines, and the Granite Bay Community Plan Design Guidelines. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities, etc. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Disturb paleontological resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 14a:

The project site is not located within an area found to most likely contain or disturb paleontological resources.

Discussion-items 14b, 14c:

Cultural resources have not been identified on site. The proposed project will likely not impact cultural resources. The existing residence dates between 1954 and 1967 and is less than 50 years in age and is not a significant resource.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

Discussion-items 14d: The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values.

Discussion-items 14e: The proposed project would not restrict existing religious or sacred uses within the potential impact area.

15. RECREATION. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 15a, 15b:

The proposed commercial project will not increase the demand for neighborhood or regional parks, nor will it affect existing recreational opportunities.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | |
|---|--|------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151;
Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |

- ☐ California Department of Forestry
- ☒ U.S. Army Corp of Engineers
- ☒ U.S. Fish and Wildlife Service
- ☐ National Marine Fisheries Service

- ☐ Tahoe Regional Planning Agency
- ☐ California Department of Toxic Substances
- ☒ City of Roseville

VI. DETERMINATION (to be completed by the Lead Agency)

The Environmental Review Committee finds that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

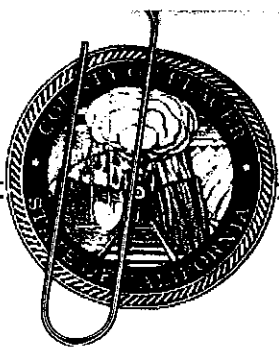
Planning Department, E.J. Ivaldi, Chairperson
 Engineering and Surveying Division, Rebecca Taber
 Environmental Health Services, Grant Miller
 Air Pollution Control District, Brent Backus

Signature: 

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

March 28, 2007

Date



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Guaranty Bank, Granite Bay	Plus# PMPB 20070076
Description: Proposal to modify the Guaranty Bank, Minor Use Permit	
Location: 8777 Sierra College Boulevard between Douglas Blvd and Eureka Road, Granite Bay	
Project Owner/Applicant: Guaranty Bank, Stockton CA 95202	
County Contact Person: EJ Ivaldi	530-745-3147

PUBLIC NOTICE

The comment period for this document closes on **May 7, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 04/03/2007
through _____
JIM McCAULEY, COUNTY CLERK
By J. Kaza
Deputy Clerk

SHEET NOTES

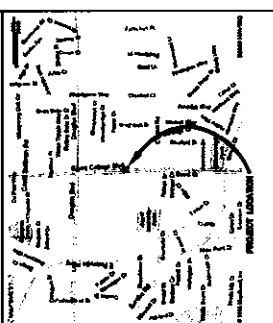
- | | | | | | |
|----|--|----|--|----|--|
| 1 | ONE METER, TYPICAL OF 2, SEE CIVIL AND PLUMBING DRAWINGS. | 17 | LINE OF DRINK-THRU CANNOPY | 30 | TOILET ROOM WAT. 30" DEEP, TYPICAL AT ALL PATHS EXCEPT WINDING TRAFFIC. |
| 2 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 18 | STORM DRAIN INLET OR AREA DRAIN, TYPICAL, SEE CIVIL DRAWINGS | 31 | 3/4" WIDE X 1/4" DEEP DIRECTIONAL GROOVES = 12" OVERALL DEPTH |
| 3 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 19 | OUTLET, TYPICAL, SEE CIVIL DRAWINGS. | 32 | INTERVAL RAMP, SEE CIVIL DRAWINGS |
| 4 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 20 | 4" PIPE IN-ALLIANCE | 33 | 4-INCH SEE DIAGONAL STEPPING AT 5'-0" O.C. AT PATH OF TRAVEL, OVERALL, TYPICAL |
| 5 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 21 | 4" PIPE IN-ALLIANCE | 34 | DRINK-THRU ENTRY SIGN |
| 6 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 22 | NOT USED | 35 | "STOP" SIGN |
| 7 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 23 | NOT USED | 36 | "MODERATE" SIGN |
| 8 | PROPOSED TRANSFORMER PAD, SEE ELECTRICAL | 24 | DECORATIVE WELLIS ABOVE | 37 | EMERGENCY CONTROL PANEL, SEE LANDSCAPE DRAWINGS |
| 9 | STAMPED COLOURED CONCRETE, DECORATIVE SURFACIAL | 25 | CHUBB PUMP, MAX. 1/12 SLOPE X 8'-0" LONG | 38 | FIRE ALARM PANEL, SEE ELECTRICAL DRAWINGS |
| 10 | RAIN WASH LEADOR CONNECT TO STORM DRAIN SYSTEM, SEE PLUMBING AND CIVIL DRAWINGS. | 26 | NOT USED | 39 | OVERALL LANDING CONTROL PANEL, SEE ELECTRICAL |
| 11 | RELOCATED 2" WATER METER IN BOX, SEE PLUMBING AND CIVIL DRAWINGS | 27 | ACCESSIBLE PARKING SIGN, TYPICAL | 40 | LANDSCAPE PLANTING, SEE LANDSCAPE DRAWINGS FOR PLANTINGS AND |

- | | |
|----|--|
| 46 | RELOCATED EXISTING STREET LIGHT |
| 47 | UNIMPROVED AREA TO BE PLANTED WITH BIRD NEST, SEE LANDSCAPE |
| 48 | PROPOSED SIDEWALK, SEE CIVIL DRAWINGS |
| 49 | PROPOSED PROPERTY LINE FROM LOT LINE ADJUSTMENT |
| 50 | STORM DRAIN WORKAREA, SEE CIVIL DRAWING |
| 51 | BUILDING ROOF OVERHANG |
| 52 | NEW WETLAND BACKSTOP PROVENTOR, SEE CIVIL DRAWINGS |
| 53 | CONCRETE PAVEMENT, COLOR LAKE IN BLACK, SEE CIVIL DRAWINGS FOR |
| 54 | SCHEDULE, RECONSTRUCTION AND DEMOLITION |
| 55 | NEW REGULATION LAKE BACKSTOP PROVENTOR, SEE CIVIL DRAWINGS |
| 56 | LOCATION OF WARDMOUTH SIGN, UNDER SEPARATE PERMIT |
| 57 | LINE OF DRIVE-TURN-UP TURN TABLES, SEE SHEET A2 |

STATISTICS

OWNER:	CLIMATE BANK 202 N. HARPER STREET STOCKTON, CA 95202	+/- 13 STALLS
APN:	046-151-021	+/- 18 STALLS
ZONED:	CP	26 STALLS
PERMITS:	+/- 64,000 SF	31 STALLS
BANK:	PARCELS AREA:	
(1 STALL PER 300 SF OF FLOOR AREA)		
OFFICES:		
(1 STALL PER 300 SF OF FLOOR AREA)		
TOTAL PARKING REQUIRED:		
TOTAL PARKING PROVIDED:		

VICINITY MAP



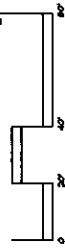
GUARANTY BANK
GRANITE BAY, CALIFORNIA

Job Number Sheet
 Date 12-28-08
 Drawn
 Revised 12-28 of









**Rauschenbach
Marvelli
Becker**

2277 Watt Ave. • Second Floor • Sacramento, CA 95825
 (916) 438-6500 FAX (916) 438-8568

**PRELIMINARY
SITE PLAN
REVISED**



LEGEND

- | | |
|---|---|
|  | ASPHALT PAVING, SEE CIVIL |
|  | CONCRETE WALK/APRON |
|  | CONCRETE DRIVE-THRU LANE |
|  | COLOR LAMP BLACK, SEE CIVIL |
|  | STAMPED COLORED CONCRETE |
|  | LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS |
|  | UNEXPLODED LANDMINE, SEE LANDSCAPE DRAWINGS |
|  | WELDING METAL LANDSCAPING, SEE LANDSCAPE DRAWINGS |



COMMUNITY DEVELOPMENT / RESOURCE AGENCY

Environmental Coordination Services

3091 County Center Drive, Auburn, CA 95603 ☎ (530) 745-3132 📠 (530) 745-3003
<http://www.placer.ca.gov/planning> ✉ cdraecs@placer.ca.com

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Project Title: Guaranty Bank, Granite Bay Branch (PMPB20070076) — Minor Use Permit Modification.

Environmental Setting: The project site comprises approximately 1.44 acres of annual non-native grassland with an unoccupied residence in the northwest corner of the property. A small drainage swale is located along the southern property boundary and flows from east to west. The site is located at 8777 Sierra College Boulevard, between Douglas Boulevard and Eureka Road in the Granite Bay area. The project site is bounded on the north by the Granite Bay Business Park, on the east by fallow land, and on the south by the Dunmore Homes Corporate Offices (currently under construction).

Project Description: Proposal to modify the Guaranty Bank Minor Use Permit in order to

- 1) eliminate the driveway access along the south property line
- 2) construct a northbound right turn lane along Sierra College Boulevard
- 3) extend parking, landscape areas, and a trash enclosure into the east portion of the site and
- 4) adjust the location of the building, parking spaces, landscape areas, and utilities.

Guaranty Bank is proposing to occupy 3,760 square feet of the building with a drive-thru access. The remaining 2,581 square feet will be office space. The proposed 6,466 square foot single-story commercial/office building will include a drive-thru access, as originally approved on April 6, 2006 (PMPB T20050496).

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

1. LAND USE PLANNING. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-item 1a: This project will not conflict with the General Plan and the Horseshoe Bar Community Plan policies for land use.

Discussion-item 1b: The proposed project will not affect agricultural and timber resources or operations because this property is located in an already developed commercial area.

Discussion-item 1c: The project should be designed to be compatible with adjacent land uses. Efforts should be made to reduce visual, noise, and aesthetic impacts, (i.e. landscape buffers, fencing, etc.). This can be accomplished with the use of natural and man-made buffers and setback.

Mitigation Measures-item 1c:

MM 1.1 The project is subject to review and approval by the Design / Site Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to:

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; tree impacts, tree removal, tree replacement areas, etc.

Discussion-item 1d: The proposed commercial development will not affect agricultural and timber resources or operations.

Discussion-item 1e: The proposed commercial development will not disrupt or divide the physical arrangement of the established community.

Discussion-item 1f: The proposed commercial development will not result in a substantial alteration of the present or planned land use of the area.

2. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion – item 2a and 2b: The proposed commercial development will not cumulatively exceed official regional or local population projections or induce substantial growth in an area either directly or indirectly.

Discussion-item 2c: A residential structure is located on the northwest portion of the property. The residence is a single story wood framed house and attached garage with stucco trim. This residence will be removed with the development of the project. No mitigation measures are required.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Engineering & Surveying Department:Discussion-items 3a and 3b:

The proposed project will disturb approximately 1.44 acres of previously disturbed land and result in significant increases in the amount of impervious surface present on the site in order to construct the proposed drive-through bank and commercial office building. To construct the improvements proposed, significant disruption of soils will occur (approximately 2,750 cubic yards of cut and approximately 4,330 cubic yards of fill), including grading, compaction for parking areas and foundations. The transport of imported fill material (approximately 2,000 cubic yards) is proposed. The maximum depth of any excavation/fill is nine feet. Displacements and disruptions of soil on the property are considered to be potentially significant. There is the potential for unstable earth conditions if fill material is not properly applied and compacted prior to building construction. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3a and 3b:

MM 3.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM 3.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM 3.3 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion-items 3c and 3d:

The construction of the proposed drive-through bank and commercial office building on this property will not cause a substantial alteration of ground surface relief features. This property has been previously graded. No unique geologic or physical features will be destroyed or covered as a result of this project.

Discussion-items 3e and 3f:

The proposed project could potentially disturb 1.5 acres and result in significant increases in the amount of impervious surface present on the site (53% post-project impervious). To construct the improvements proposed, significant disruption of the soils on-site will occur, creating a potential for contamination of storm runoff with sediment or other pollutants introduced through typical grading practices. This disturbance will likewise create increased risk of erosion on-site during construction. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Discharge from the site will be conveyed via an underground storm drain system and water quality treatment vault on-site prior to discharge to the off-site storm drain system that flows towards Strap Ravine. Strap Ravine is located along the southern portion of the adjacent property to the south. The project must comply with State requirements to prevent stormwater pollution during construction in order to prevent sediment loading to Strap Ravine to the maximum extent practicable. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3e and 3f:

Refer to text in MM 3.1

Refer to text in MM 3.2

Refer to text in MM 3.3

MM 3.4 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Stormwater Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off- site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM 3.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the ESD evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion-item 3g:

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site.

4. WATER. Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

☐☒☐☐

b. Exposure of people or property to water related hazards such as flooding?

☒☐☐☐

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 4a, 4c:

This project will be using standard best management practices to prevent surface runoff. Thus, the impact of changes in the amount of surface runoff and discharge into surface waters is considered to be less than significant. No mitigation measures are required.

Discussion-item 4b:

The project will not expose people to water related hazards such as flooding.

Discussion-item 4d:

The project will not change the amount of surface water in any body.

Discussion-item 4e:

This project will not change the currents of a water body.

Discussion-items 4f, 4g, 4h, 4i:

This project will not change the quantity of groundwater or impact the groundwater quality or substantially reduce the amount of groundwater available as it does not use an on site water well for public drinking water purposes.

Discussion-items 4j:

This project will not impact the watershed of Folsom Lake.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District:

Discussion-item 5a: This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project's description, the project will contribute to cumulative air quality impacts occurring within Granite Bay area.

The short-term construction and long-term operational related air pollutant emissions results primarily from diesel-powered construction equipment, trucks hauling building supplies, customer vehicle exhaust, and landscape maintenance equipment. Based on the proposed project, short-term construction would exceed the District thresholds unless the mitigation measures are implemented by the project. Long-term operational emissions from the project alone would not exceed the District's significance thresholds. However, the project will contribute to cumulative significant air quality impacts occurring within Granite Bay area.

The District has identified the mitigation measures that should be implemented by the project to ensure the short-term construction impacts, long-term operational impacts, and contribution to cumulative air quality impacts will remain below the significant level. The applicant can propose other measures that can achieve the same emission reductions.

Mitigation Measures-item 5a:MM 5.1

Construction:

- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
- No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
- An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.
- Minimize idling time to 5 minutes for all diesel-powered equipments.
- Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.
- Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
- The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
- Use California diesel fuel for mobile and stationary construction equipment.

MM 5.2

Operational

- Install low nitrogen oxides (NOx) emission hot-water heater.
- Use of low VOC coatings per District Rule 218 Architectural Coatings.
- HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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if the additional cost is less than 10 percent of the base HVAC unit.

- The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined. The amount of emissions would be reduced by any on site measures implemented by the project.

Discussion-item 5b: The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project. However, this project is not expected to adversely impact sensitive receptors due to this project's emissions being below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant.

Discussion-item 5c: Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes will add to congestion at area intersections and have the potential to increase localized carbon monoxide levels. However, the impacts would be less than significant due to the statewide control measures requiring oxygenated gasoline and the small number of vehicle trips being generated by this project. No mitigation measures are required.

Discussion-item 5d: The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, vehicle exhaust, and fireplaces/wood stoves that could create objectionable odors. However, the emissions from this project alone are not expected to exceed the District's significant thresholds. Therefore, potential impacts from odors would be considered less than significant.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Engineering & Surveying Department:

Discussion-item 6a: This project will generate additional traffic from the development of a drive-through bank and office

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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building on a parcel that was previously developed with only one single-family residence. The bank will be approximately 3,700 square feet and the tenant office space will be approximately 2,581 square feet. The applicant has provided a letter dated August 16, 2006 from KD Anderson & Associates, Inc. analyzing the trip generation rates for the proposed bank which will be considered in the calculation for the traffic mitigation fee. The Granite Bay Community Plan EIR identifies increased traffic volumes resulting from build-out of the area as significant and unavoidable. The applicant has shown that the increases in traffic due to this project are consistent with those anticipated in the Granite Bay Community Plan EIR. However, the County road network will have potentially significant impacts due to the cumulative impact of increased traffic congestion and vehicle trips in the area. The cumulative impact can be partially mitigated to a less than significant level by implementing the following mitigation measures.

Mitigation Measures-item 6a:

MM 6.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County ESD prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA).
- Placer County/City of Roseville Joint Fee

The actual fees paid will be those in effect at the time payment occurs. The current total combined estimated fee is \$219,887. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion-item 6b: The project proposes to construct a right-turn deceleration lane at the entrance off of Sierra College Boulevard. This will improve vehicle safety at the intersection and allow for improvements to the traffic signal operation.

Discussion-item 6c: The servicing fire district has reviewed and approved the proposed layout for the bank and office building and the circulation areas. A representative from the fire district will ultimately sign off on the project improvement plans to ensure that all conditions have been met.

Discussion-item 6d: The applicant has proposed sufficient parking for the commercial project. There is no impact.

Discussion-item 6e: There are no hazards to pedestrians or bicyclists. A pedestrian walkway has been included along the project frontage of Sierra College Boulevard, allowing pedestrians to walk to the bank building. .

Discussion-item 6f: The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. .

Discussion-item 6g: This commercial bank and office project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:
1) Wetland areas including vernal pools; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

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- 2) Stream environment zones;
- 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;
- 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;
- 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;
- 6) Important spawning areas for anadromous fish?

Planning Department:Discussion-item 7a:

The proposed project would not result in impacts to endangered, threatened or rare species or their habitats.

Discussion-items 7b, 7c:

In order to protect on site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream or within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. The project area has approximately .29 acres of existing seasonal wetlands and riparian habitat, which will be impacted with the proposed project. This will occur with the improvements, grading, drainage, underground utilities, and building development. There are no native trees located on the site.

Mitigation Measures-items 7b, 7c:

MM 7.1 Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Services, and the California Department of Fish and Game have been notified by certified letter regarding the existence of wetlands, streams, ponds and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

In order to mitigate wetland impacts, (both jurisdictional and non-jurisdictional), the applicant or agent shall provide mitigation as follows: Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a State and/or Federal Agency qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The amount of habitat to be replaced is approximately .26 acres of wetland habitat and riparian habitat. The exact amount of habitat impact shall be determined during the Improvement Plan process. The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Grading Permits. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the Map were recorded today, the payment would be \$75,000 per acre for permanent and seasonal wetlands, and/or \$85,000 per acre for riparian habitat and/or \$250,000 for vernal pool habitat). Or,

For wetland or riparian impacts less than 4,355 square feet, provide payment to the County's Wetland Mitigation Fund. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised. For guidance, the equivalent payment today would be as follows:

- \$1.50 per square foot for wetland impacts.
- \$5.70 per square foot for vernal pool impacts.
- \$1.95 per square foot for riparian impact.

The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat.

The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- Adjacent to any and all riparian areas on site;
- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Site Plan;
- Around any and all "special protection" areas as discussed in the project's environmental review documents (if applicable).

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HAZARDS. Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-item 9a: The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion-item 9b: This project will not interfere with an emergency response plan or emergency evacuation plan.

Discussion-item 9c: Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Discussion-item 9d: This project will not expose people to existing sources of potential health hazards.

10. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-items 10a, 10b: Noise from construction activities may noticeably increase noise levels above existing ambient levels. Implementation of the following mitigation measures will reduce this impact to a less than significant level.

Mitigation Measures-items 10a, 10b:

MM 10.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Planning Department:Discussion-items 11a-11e:

The project will create an additional 6,500 square feet of commercial space in the Granite Bay area, which will require new public services to serve the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No new fire protection facilities, sheriff protection facilities, schools, or other government service facilities are proposed as part of this project. The right-turn land to be constructed along the project frontage will be dedicated to the County as right-of-way within Sierra College Boulevard and will be maintained by the County. No mitigation measures are required.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 12a-12g:

The project will create an additional 6,466 square feet of commercial space in the Granite Bay area, which will require new utilities and services for the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No mitigation measures are required.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-items 13a-13c: The project shall be designed to conform to the Placer County Zoning Ordinance, Placer County Design Guidelines, Placer County Landscape Guidelines, and the Granite Bay Community Plan Design Guidelines. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities, etc. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Disturb paleontological resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 14a:

The project site is not located within an area found to most likely contain or disturb paleontological resources.

Discussion-items 14b, 14c:

Cultural resources have not been identified on site. The proposed project will likely not impact cultural resources. The existing residence dates between 1954 and 1967 and is less than 50 years in age and is not a significant resource.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

Discussion-items 14d: The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values.

Discussion-items 14e: The proposed project would not restrict existing religious or sacred uses within the potential impact area.

15. RECREATION. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 15a, 15b:

The proposed commercial project will not increase the demand for neighborhood or regional parks, nor will it affect existing recreational opportunities.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | |
|---|--|------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151;
Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |

- ☐ California Department of Forestry
☒ U.S. Army Corp of Engineers
☒ U.S. Fish and Wildlife Service
☐ National Marine Fisheries Service

- ☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances
☒ City of Roseville

VI. DETERMINATION (to be completed by the Lead Agency)

The Environmental Review Committee finds that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

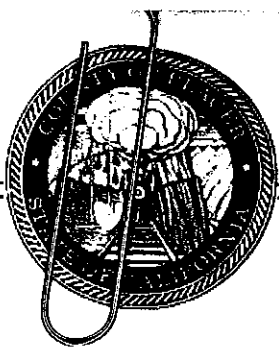
Planning Department, E.J. Ivaldi, Chairperson
Engineering and Surveying Division, Rebecca Taber
Environmental Health Services, Grant Miller
Air Pollution Control District, Brent Backus

Signature: 

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

March 28, 2007

Date



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

**ENVIRONMENTAL
COORDINATION
SERVICES**

Gina Langford, Coordinator

NEGATIVE DECLARATION

In accordance with Placer County ordinances regarding implementation of the California Environmental Quality Act, Placer County has conducted an Initial Study to determine whether the following project may have a significant adverse effect on the environment, and on the basis of that study hereby finds:

- ☐ The proposed project will not have a significant adverse effect on the environment; therefore, it does not require the preparation of an Environmental Impact Report and this **Negative Declaration** has been prepared.
- ☒ Although the proposed project could have a significant adverse effect on the environment, there will not be a significant adverse effect in this case because the project has incorporated specific provisions to reduce impacts to a less than significant level and/or the mitigation measures described herein have been added to the project. A **Mitigated Negative Declaration** has thus been prepared.

The environmental documents, which constitute the Initial Study and provide the basis and reasons for this determination are attached and/or referenced herein and are hereby made a part of this document.

PROJECT INFORMATION

Title: Guaranty Bank, Granite Bay	Plus# PMPB 20070076
Description: Proposal to modify the Guaranty Bank, Minor Use Permit	
Location: 8777 Sierra College Boulevard between Douglas Blvd and Eureka Road, Granite Bay	
Project Owner/Applicant: Guaranty Bank, Stockton CA 95202	
County Contact Person: EJ Ivaldi	530-745-3147

PUBLIC NOTICE

The comment period for this document closes on **May 7, 2007**. A copy of the Negative Declaration is available for public review at the Community Development Resource Agency public counter and at the Granite Bay Library. Property owners within 300 feet of the subject site shall be notified by mail of the upcoming hearing before the Zoning Administrator. Additional information may be obtained by contacting the Community Development Resource Agency, Environmental Coordination Services, at (530) 745-3132 between the hours of 8:00 am and 5:00 pm at 3091 County Center Drive, Auburn, CA 95603.

If you wish to appeal the appropriateness or adequacy of this document, address your written comments to our finding that the project will not have a significant adverse effect on the environment: (1) identify the environmental effect(s), why they would occur, and why they would be significant, and (2) suggest any mitigation measures which you believe would eliminate or reduce the effect to an acceptable level. Regarding item (1) above, explain the basis for your comments and submit any supporting data or references. Refer to Section 18.32 of the Placer County Code for important information regarding the timely filing of appeals.

Recorder's Certification

POSTED 04/03/2007
through _____
JIM MCCAULEY, COUNTY CLERK
By J. Kaza
Deputy Clerk

SHEET NOTES

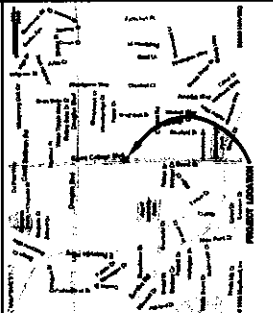
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|----|--|----|--|----|---|
| 1 | ONE METER, TYPICAL OF 2, SEE CIVIL AND PLUMBING DRAWINGS. | 17 | LINE OF DRINK-THRU CANNOPY | 30 | TOILET ROOM WAT. 30" DEEP, TYPICAL AT ALL PATHS EXCEPT WINDING TRAFFIC. |
| 2 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 18 | STORM DRAIN INLET OR AREA DRAIN, TYPICAL, SEE CIVIL DRAWINGS | 31 | 3/4" WIDE X 1/4" DEEP DIRECTIONAL GROOVES = 12" OVERALL DEPTH |
| 3 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 19 | 5" MINIMUM SLOPE (MIN. DIRECTION) | 32 | INTERVAL RAMP, SEE CIVIL DRAWINGS |
| 4 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 20 | 4" MIN. SLOPE | 33 | HOUSE PANEL, SEE ELECTRICAL DRAWINGS |
| 5 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 21 | 4" PIPE IN-ALLIANCE | 34 | TEACH ENCLAVE WITH GATES |
| 6 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 22 | 4" PIPE IN-ALLIANCE | 35 | DRIVE-THRU ENTRY SON |
| 7 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 23 | 4" PIPE IN-ALLIANCE | 36 | "STAY" SON |
| 8 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 24 | PROPOSED TRANSFORMER PAD, SEE ELECTRICAL | 37 | "MODERN" SON |
| 9 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 25 | STAMPED COLOURED CONCRETE, DECORATIVE SURFACES | 38 | IMMEDIATE CONTROL PANEL, SEE LANDSCAPE DRAWINGS |
| 10 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 26 | RAIN WASH LEADERS CONNECT TO STORM DRAIN SYSTEM, SEE PLUMBING AND CIVIL DRAWINGS | 39 | PRE ALARM PANEL, SEE ELECTRICAL DRAWINGS |
| 11 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 27 | RELOCATED 2" WATER METER IN BOX, SEE PLUMBING AND CIVIL DRAWINGS | 40 | OVERALL LANDING CONTROL PANEL, SEE ELECTRICAL |
| 12 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 28 | CONCRETE APRON | 41 | LANDSCAPE DRAWINGS FOR PLANTINGS AND |
| 13 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 29 | CONCRETE APRON | 42 | LANDSCAPE DRAWINGS FOR PLANTINGS AND |
| 14 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 30 | CONCRETE APRON | 43 | LANDSCAPE DRAWINGS FOR PLANTINGS AND |
| 15 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 31 | CONCRETE APRON | 44 | LANDSCAPE DRAWINGS FOR PLANTINGS AND |
| 16 | TEMPORARY CHANGES IN CONTIGUOUS PARTS ARE WELL TO BE INDICATED BY DIMENSIONS AND NOTED IN CONSTRUCTION AND PLUMBING FACILITIES TO BE PROVIDED. | 32 | CONCRETE APRON | 45 | LANDSCAPE DRAWINGS FOR PLANTINGS AND |

- | | |
|----|--|
| 46 | RELOCATED EXISTING STREET LIGHT |
| 47 | UNIMPROVED AREA TO BE PLANTED WITH BIRD NEST, SEE LANDSCAPE |
| 48 | PROPOSED SIDEWALK, SEE CIVIL DRAWINGS |
| 49 | PROPOSED PROPERTY LINE FROM LOT LINE ADJUSTMENT |
| 50 | STORM DRAIN MARKINGS, SEE CIVIL DRAWING |
| 51 | BUILDING ROOF OVERHANG |
| 52 | NEW WETLAND BACKSTOP PROVENTOR, SEE CIVIL DRAWINGS |
| 53 | CONCRETE PAVING, COLOR LAKE IN BLACK, SEE CIVIL DRAWINGS FOR |
| 54 | SEWERAGE, RECONSTRUCTION AND IMPROVEMENTS |
| 55 | NEW REGULATION LAKE BACKSTOP PROVENTOR, SEE CIVIL DRAWINGS |
| 56 | LOCATION OF WARDMOUTH SIGN, UNDER SEPARATE PERMIT |
| 57 | LINE OF DRIVE-TOWARD ENTRY TOLLBOOTH, SEE SHEET A2 |

STATISTICS

OWNER:	GUARANTY BANK		
	202 N. HAYTER STREET		
	STOCKTON, CA 95202		
APN:	046-181-081		
ZONED:	00		
PARCELS AREA:	+/- 64,900 SF		
BANK:			
	(1) STALL PER 300 SF OF FLOOR AREA		+/- 13 STALLS
OFFICE:			
	(1) STALL PER 300 SF OF FLOOR AREA		+/- 8 STALLS
TOTAL PARKING REQUIRED:			26 STALLS
TOTAL PARKING PROVIDED:			31 STALLS

VICINITY MAP

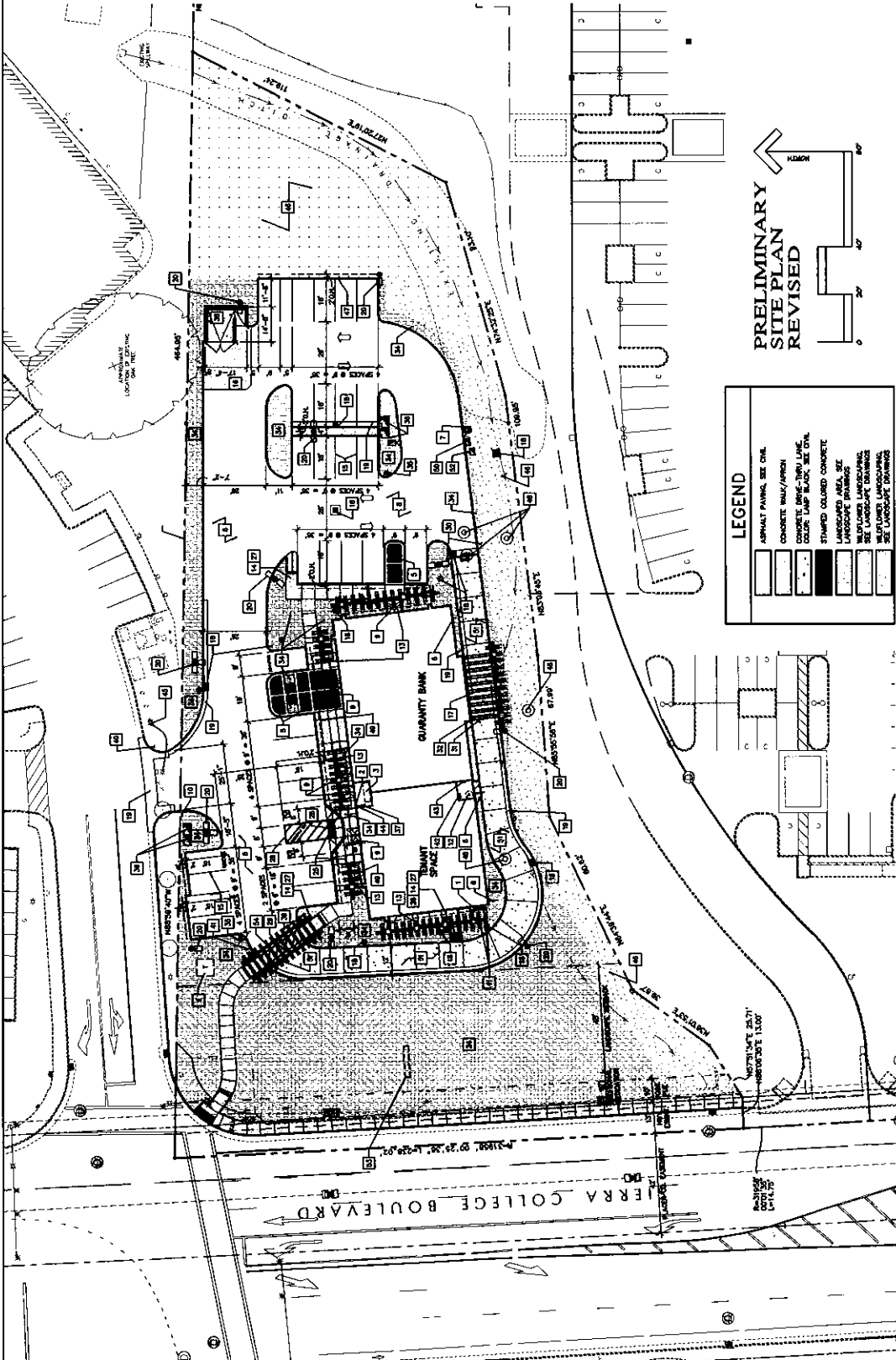


GUARANTY BANK
GRANITE BAY, CALIFORNIA

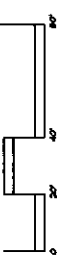
Job Number 604-112 Sheet 1 of 1
Date 12-26-09
Drawn 12-2
Revised _____

**Rauschenbach
Marzelli
Becker**









2277 Watt Ave. • Second Floor • Sacramento, CA 95825
(916) 488-8500 FAX (916) 488-8568



**PRELIMINARY
SITE PLAN
REVISED**



LEGEND

- | | |
|---|---|
|  | ASPHALT PAVING, SEE CIVIL |
|  | CONCRETE WALK/APRON |
|  | CONCRETE DRIVE-THRU LANE |
|  | COLOR LAMP BLACK, SEE CIVIL |
|  | STAMPED COLORED CONCRETE |
|  | LANDSCAPED AREA, SEE LANDSCAPE DRAWINGS |
|  | UNEXPLODED LANDMINE, SEE LANDSCAPE DRAWINGS |
|  | WELDING METAL LANDSCAPING, SEE LANDSCAPE DRAWINGS |



COMMUNITY DEVELOPMENT / RESOURCE AGENCY

Environmental Coordination Services

3091 County Center Drive, Auburn, CA 95603 ☎ (530) 745-3132 📠 (530) 745-3003
<http://www.placer.ca.gov/planning> ✉ cdraecs@placer.ca.com

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Project Title: Guaranty Bank, Granite Bay Branch (PMPB20070076) — Minor Use Permit Modification.

Environmental Setting: The project site comprises approximately 1.44 acres of annual non-native grassland with an unoccupied residence in the northwest corner of the property. A small drainage swale is located along the southern property boundary and flows from east to west. The site is located at 8777 Sierra College Boulevard, between Douglas Boulevard and Eureka Road in the Granite Bay area. The project site is bounded on the north by the Granite Bay Business Park, on the east by fallow land, and on the south by the Dunmore Homes Corporate Offices (currently under construction).

Project Description: Proposal to modify the Guaranty Bank Minor Use Permit in order to

- 1) eliminate the driveway access along the south property line
- 2) construct a northbound right turn lane along Sierra College Boulevard
- 3) extend parking, landscape areas, and a trash enclosure into the east portion of the site and
- 4) adjust the location of the building, parking spaces, landscape areas, and utilities.

Guaranty Bank is proposing to occupy 3,760 square feet of the building with a drive-thru access. The remaining 2,581 square feet will be office space. The proposed 6,466 square foot single-story commercial/office building will include a drive-thru access, as originally approved on April 6, 2006 (PMPB T20050496).

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

1. LAND USE PLANNING. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-item 1a: This project will not conflict with the General Plan and the Horseshoe Bar Community Plan policies for land use.

Discussion-item 1b: The proposed project will not affect agricultural and timber resources or operations because this property is located in an already developed commercial area.

Discussion-item 1c: The project should be designed to be compatible with adjacent land uses. Efforts should be made to reduce visual, noise, and aesthetic impacts, (i.e. landscape buffers, fencing, etc.). This can be accomplished with the use of natural and man-made buffers and setback.

Mitigation Measures-item 1c:

MM 1.1 The project is subject to review and approval by the Design / Site Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to:

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; tree impacts, tree removal, tree replacement areas, etc.

Discussion-item 1d: The proposed commercial development will not affect agricultural and timber resources or operations.

Discussion-item 1e: The proposed commercial development will not disrupt or divide the physical arrangement of the established community.

Discussion-item 1f: The proposed commercial development will not result in a substantial alteration of the present or planned land use of the area.

2. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion – item 2a and 2b: The proposed commercial development will not cumulatively exceed official regional or local population projections or induce substantial growth in an area either directly or indirectly.

Discussion-item 2c: A residential structure is located on the northwest portion of the property. The residence is a single story wood framed house and attached garage with stucco trim. This residence will be removed with the development of the project. No mitigation measures are required.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?

☐☐☒☐

g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

☒☐☐☐**Engineering & Surveying Department:**Discussion-items 3a and 3b:

The proposed project will disturb approximately 1.44 acres of previously disturbed land and result in significant increases in the amount of impervious surface present on the site in order to construct the proposed drive-through bank and commercial office building. To construct the improvements proposed, significant disruption of soils will occur (approximately 2,750 cubic yards of cut and approximately 4,330 cubic yards of fill), including grading, compaction for parking areas and foundations. The transport of imported fill material (approximately 2,000 cubic yards) is proposed. The maximum depth of any excavation/fill is nine feet. Displacements and disruptions of soil on the property are considered to be potentially significant. There is the potential for unstable earth conditions if fill material is not properly applied and compacted prior to building construction. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3a and 3b:

MM 3.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM 3.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM 3.3 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion-items 3c and 3d:

The construction of the proposed drive-through bank and commercial office building on this property will not cause a substantial alteration of ground surface relief features. This property has been previously graded. No unique geologic or physical features will be destroyed or covered as a result of this project.

Discussion-items 3e and 3f:

The proposed project could potentially disturb 1.5 acres and result in significant increases in the amount of impervious surface present on the site (53% post-project impervious). To construct the improvements proposed, significant disruption of the soils on-site will occur, creating a potential for contamination of storm runoff with sediment or other pollutants introduced through typical grading practices. This disturbance will likewise create increased risk of erosion on-site during construction. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Discharge from the site will be conveyed via an underground storm drain system and water quality treatment vault on-site prior to discharge to the off-site storm drain system that flows towards Strap Ravine. Strap Ravine is located along the southern portion of the adjacent property to the south. The project must comply with State requirements to prevent stormwater pollution during construction in order to prevent sediment loading to Strap Ravine to the maximum extent practicable. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3e and 3f:

Refer to text in MM 3.1

Refer to text in MM 3.2

Refer to text in MM 3.3

MM 3.4 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Stormwater Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off- site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM 3.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the ESD evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion-item 3g:

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site.

4. WATER. Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

☐☒☐☐

b. Exposure of people or property to water related hazards such as flooding?

☒☐☐☐

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 4a, 4c:

This project will be using standard best management practices to prevent surface runoff. Thus, the impact of changes in the amount of surface runoff and discharge into surface waters is considered to be less than significant. No mitigation measures are required.

Discussion-item 4b:

The project will not expose people to water related hazards such as flooding.

Discussion-item 4d:

The project will not change the amount of surface water in any body.

Discussion-item 4e:

This project will not change the currents of a water body.

Discussion-items 4f, 4g, 4h, 4i:

This project will not change the quantity of groundwater or impact the groundwater quality or substantially reduce the amount of groundwater available as it does not use an on site water well for public drinking water purposes.

Discussion-items 4j:

This project will not impact the watershed of Folsom Lake.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District:

Discussion-item 5a: This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project's description, the project will contribute to cumulative air quality impacts occurring within Granite Bay area.

The short-term construction and long-term operational related air pollutant emissions results primarily from diesel-powered construction equipment, trucks hauling building supplies, customer vehicle exhaust, and landscape maintenance equipment. Based on the proposed project, short-term construction would exceed the District thresholds unless the mitigation measures are implemented by the project. Long-term operational emissions from the project alone would not exceed the District's significance thresholds. However, the project will contribute to cumulative significant air quality impacts occurring within Granite Bay area.

The District has identified the mitigation measures that should be implemented by the project to ensure the short-term construction impacts, long-term operational impacts, and contribution to cumulative air quality impacts will remain below the significant level. The applicant can propose other measures that can achieve the same emission reductions.

Mitigation Measures-item 5a:MM 5.1

Construction:

- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
- No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
- An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.
- Minimize idling time to 5 minutes for all diesel-powered equipments.
- Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.
- Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
- The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
- Use California diesel fuel for mobile and stationary construction equipment.

MM 5.2

Operational

- Install low nitrogen oxides (NOx) emission hot-water heater.
- Use of low VOC coatings per District Rule 218 Architectural Coatings.
- HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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if the additional cost is less than 10 percent of the base HVAC unit.

- The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined. The amount of emissions would be reduced by any on site measures implemented by the project.

Discussion-item 5b: The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project. However, this project is not expected to adversely impact sensitive receptors due to this project's emissions being below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant.

Discussion-item 5c: Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes will add to congestion at area intersections and have the potential to increase localized carbon monoxide levels. However, the impacts would be less than significant due to the statewide control measures requiring oxygenated gasoline and the small number of vehicle trips being generated by this project. No mitigation measures are required.

Discussion-item 5d: The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, vehicle exhaust, and fireplaces/wood stoves that could create objectionable odors. However, the emissions from this project alone are not expected to exceed the District's significant thresholds. Therefore, potential impacts from odors would be considered less than significant.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Engineering & Surveying Department:

Discussion-item 6a: This project will generate additional traffic from the development of a drive-through bank and office

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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building on a parcel that was previously developed with only one single-family residence. The bank will be approximately 3,700 square feet and the tenant office space will be approximately 2,581 square feet. The applicant has provided a letter dated August 16, 2006 from KD Anderson & Associates, Inc. analyzing the trip generation rates for the proposed bank which will be considered in the calculation for the traffic mitigation fee. The Granite Bay Community Plan EIR identifies increased traffic volumes resulting from build-out of the area as significant and unavoidable. The applicant has shown that the increases in traffic due to this project are consistent with those anticipated in the Granite Bay Community Plan EIR. However, the County road network will have potentially significant impacts due to the cumulative impact of increased traffic congestion and vehicle trips in the area. The cumulative impact can be partially mitigated to a less than significant level by implementing the following mitigation measures.

Mitigation Measures-item 6a:

MM 6.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County ESD prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA).
- Placer County/City of Roseville Joint Fee

The actual fees paid will be those in effect at the time payment occurs. The current total combined estimated fee is \$219,887. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion-item 6b: The project proposes to construct a right-turn deceleration lane at the entrance off of Sierra College Boulevard. This will improve vehicle safety at the intersection and allow for improvements to the traffic signal operation.

Discussion-item 6c: The servicing fire district has reviewed and approved the proposed layout for the bank and office building and the circulation areas. A representative from the fire district will ultimately sign off on the project improvement plans to ensure that all conditions have been met.

Discussion-item 6d: The applicant has proposed sufficient parking for the commercial project. There is no impact.

Discussion-item 6e: There are no hazards to pedestrians or bicyclists. A pedestrian walkway has been included along the project frontage of Sierra College Boulevard, allowing pedestrians to walk to the bank building. .

Discussion-item 6f: The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. .

Discussion-item 6g: This commercial bank and office project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:
1) Wetland areas including vernal pools; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- 2) Stream environment zones;
- 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;
- 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;
- 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;
- 6) Important spawning areas for anadromous fish?

Planning Department:Discussion-item 7a:

The proposed project would not result in impacts to endangered, threatened or rare species or their habitats.

Discussion-items 7b, 7c:

In order to protect on site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream or within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. The project area has approximately .29 acres of existing seasonal wetlands and riparian habitat, which will be impacted with the proposed project. This will occur with the improvements, grading, drainage, underground utilities, and building development. There are no native trees located on the site.

Mitigation Measures-items 7b, 7c:

MM 7.1 Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Services, and the California Department of Fish and Game have been notified by certified letter regarding the existence of wetlands, streams, ponds and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

In order to mitigate wetland impacts, (both jurisdictional and non-jurisdictional), the applicant or agent shall provide mitigation as follows: Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a State and/or Federal Agency qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The amount of habitat to be replaced is approximately .26 acres of wetland habitat and riparian habitat. The exact amount of habitat impact shall be determined during the Improvement Plan process. The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Grading Permits. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the Map were recorded today, the payment would be \$75,000 per acre for permanent and seasonal wetlands, and/or \$85,000 per acre for riparian habitat and/or \$250,000 for vernal pool habitat). Or,

For wetland or riparian impacts less than 4,355 square feet, provide payment to the County's Wetland Mitigation Fund. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised. For guidance, the equivalent payment today would be as follows:

- \$1.50 per square foot for wetland impacts.
- \$5.70 per square foot for vernal pool impacts.
- \$1.95 per square foot for riparian impact.

The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat.

The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- Adjacent to any and all riparian areas on site;
- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Site Plan;
- Around any and all "special protection" areas as discussed in the project's environmental review documents (if applicable).

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HAZARDS. Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-item 9a: The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion-item 9b: This project will not interfere with an emergency response plan or emergency evacuation plan.

Discussion-item 9c: Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Discussion-item 9d: This project will not expose people to existing sources of potential health hazards.

10. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-items 10a, 10b: Noise from construction activities may noticeably increase noise levels above existing ambient levels. Implementation of the following mitigation measures will reduce this impact to a less than significant level.

Mitigation Measures-items 10a, 10b:

MM 10.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Planning Department:Discussion-items 11a-11e:

The project will create an additional 6,500 square feet of commercial space in the Granite Bay area, which will require new public services to serve the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No new fire protection facilities, sheriff protection facilities, schools, or other government service facilities are proposed as part of this project. The right-turn land to be constructed along the project frontage will be dedicated to the County as right-of-way within Sierra College Boulevard and will be maintained by the County. No mitigation measures are required.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 12a-12g:

The project will create an additional 6,466 square feet of commercial space in the Granite Bay area, which will require new utilities and services for the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No mitigation measures are required.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-items 13a-13c: The project shall be designed to conform to the Placer County Zoning Ordinance, Placer County Design Guidelines, Placer County Landscape Guidelines, and the Granite Bay Community Plan Design Guidelines. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities, etc. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Disturb paleontological resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 14a:

The project site is not located within an area found to most likely contain or disturb paleontological resources.

Discussion-items 14b, 14c:

Cultural resources have not been identified on site. The proposed project will likely not impact cultural resources. The existing residence dates between 1954 and 1967 and is less than 50 years in age and is not a significant resource.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

Discussion-items 14d: The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values.

Discussion-items 14e: The proposed project would not restrict existing religious or sacred uses within the potential impact area.

15. RECREATION. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 15a, 15b:

The proposed commercial project will not increase the demand for neighborhood or regional parks, nor will it affect existing recreational opportunities.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | |
|---|--|------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151;
Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |

- ☐ California Department of Forestry
☒ U.S. Army Corp of Engineers
☒ U.S. Fish and Wildlife Service
☐ National Marine Fisheries Service

- ☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances
☒ City of Roseville

VI. DETERMINATION (to be completed by the Lead Agency)

The Environmental Review Committee finds that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Planning Department, E.J. Ivaldi, Chairperson
Engineering and Surveying Division, Rebecca Taber
Environmental Health Services, Grant Miller
Air Pollution Control District, Brent Backus

Signature: 

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

March 28, 2007

Date



COMMUNITY DEVELOPMENT / RESOURCE AGENCY

Environmental Coordination Services

3091 County Center Drive, Auburn, CA 95603 ☎ (530) 745-3132 📠 (530) 745-3003
<http://www.placer.ca.gov/planning> ✉ cdraecs@placer.ca.com

INITIAL STUDY

In accordance with the policies of the Placer County Board of Supervisors regarding implementation of the California Environmental Quality Act, this document constitutes the Initial Study on the proposed project. This Initial Study provides the basis for the determination whether the project may have a significant effect on the environment. If it is determined that the project may have a significant effect on the environment, an Environmental Impact Report will be prepared which focuses on the areas of concern identified by this Initial Study.

I. BACKGROUND

Project Title: Guaranty Bank, Granite Bay Branch (PMPB20070076) — Minor Use Permit Modification.

Environmental Setting: The project site comprises approximately 1.44 acres of annual non-native grassland with an unoccupied residence in the northwest corner of the property. A small drainage swale is located along the southern property boundary and flows from east to west. The site is located at 8777 Sierra College Boulevard, between Douglas Boulevard and Eureka Road in the Granite Bay area. The project site is bounded on the north by the Granite Bay Business Park, on the east by fallow land, and on the south by the Dunmore Homes Corporate Offices (currently under construction).

Project Description: Proposal to modify the Guaranty Bank Minor Use Permit in order to

- 1) eliminate the driveway access along the south property line
- 2) construct a northbound right turn lane along Sierra College Boulevard
- 3) extend parking, landscape areas, and a trash enclosure into the east portion of the site and
- 4) adjust the location of the building, parking spaces, landscape areas, and utilities.

Guaranty Bank is proposing to occupy 3,760 square feet of the building with a drive-thru access. The remaining 2,581 square feet will be office space. The proposed 6,466 square foot single-story commercial/office building will include a drive-thru access, as originally approved on April 6, 2006 (PMPB T20050496).

II. EVALUATION OF ENVIRONMENTAL IMPACTS:

- A. A brief explanation is required for all answers except "No Impact" answers.
- B. "Less than Significant Impact" applies where the project's impacts are negligible and do not require any mitigation to reduce impacts.
- C. "Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The County, as lead agency, must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from Section IV, EARLIER ANALYSES, may be cross-referenced).
- D. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect is significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- E. All answers must take account of the entire action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts [CEQA, Section 15063 (a) (1)].
- F. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration [Section 15063(c)(3)(D)]. Earlier analyses are discussed in Section IV at the end of the checklist.
- G. References to information sources for potential impacts (e.g., general plans/community plans, zoning ordinances) should be incorporated into the checklist. Reference to a previously prepared or outside document should include a reference to the pages or chapters where the statement is substantiated. A source list should be attached and other sources used, or individuals contacted, should be cited in the discussion.

1. LAND USE PLANNING. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Conflict with general plan/community plan/specific plan designation(s) or zoning, or policies contained within such plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Conflict with applicable environmental plans or policies adopted by responsible agencies with jurisdiction over the project? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Be incompatible with existing land uses in the vicinity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d. Affect agricultural and timber resources or operations (e.g., impacts to soils or farmlands and timber harvest plans, or impacts from incompatible land uses)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Result in a substantial alteration of the present or planned land use of an area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-item 1a: This project will not conflict with the General Plan and the Horseshoe Bar Community Plan policies for land use.

Discussion-item 1b: The proposed project will not affect agricultural and timber resources or operations because this property is located in an already developed commercial area.

Discussion-item 1c: The project should be designed to be compatible with adjacent land uses. Efforts should be made to reduce visual, noise, and aesthetic impacts, (i.e. landscape buffers, fencing, etc.). This can be accomplished with the use of natural and man-made buffers and setback.

Mitigation Measures-item 1c:

MM 1.1 The project is subject to review and approval by the Design / Site Review Committee (DRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to:

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; fences and walls; noise attenuation barriers; tree impacts, tree removal, tree replacement areas, etc.

Discussion-item 1d: The proposed commercial development will not affect agricultural and timber resources or operations.

Discussion-item 1e: The proposed commercial development will not disrupt or divide the physical arrangement of the established community.

Discussion-item 1f: The proposed commercial development will not result in a substantial alteration of the present or planned land use of the area.

2. POPULATION AND HOUSING. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Cumulatively exceed official regional or local population projections? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Displace existing housing, especially affordable housing? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion – item 2a and 2b: The proposed commercial development will not cumulatively exceed official regional or local population projections or induce substantial growth in an area either directly or indirectly.

Discussion-item 2c: A residential structure is located on the northwest portion of the property. The residence is a single story wood framed house and attached garage with stucco trim. This residence will be removed with the development of the project. No mitigation measures are required.

3. GEOLOGIC PROBLEMS. Would the proposal result in or expose people to potential impacts involving:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Unstable earth conditions or changes in geologic substructures? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Significant disruptions, displacements, compaction or overcrowding of the soil? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Substantial change in topography or ground surface relief features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. The destruction, covering or modification of any unique geologic or physical features? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Any significant increase in wind or water erosion of soils, either on or off the site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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f. Changes in deposition or erosion or changes in siltation which may modify the channel of a river, stream, or lake?

☐☐☒☐

g. Exposure of people or property to geologic and geomorphological (i.e. avalanches) hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?

☒☐☐☐**Engineering & Surveying Department:**Discussion-items 3a and 3b:

The proposed project will disturb approximately 1.44 acres of previously disturbed land and result in significant increases in the amount of impervious surface present on the site in order to construct the proposed drive-through bank and commercial office building. To construct the improvements proposed, significant disruption of soils will occur (approximately 2,750 cubic yards of cut and approximately 4,330 cubic yards of fill), including grading, compaction for parking areas and foundations. The transport of imported fill material (approximately 2,000 cubic yards) is proposed. The maximum depth of any excavation/fill is nine feet. Displacements and disruptions of soil on the property are considered to be potentially significant. There is the potential for unstable earth conditions if fill material is not properly applied and compacted prior to building construction. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3a and 3b:

MM 3.1 The applicant shall prepare and submit Improvement Plans, specifications and cost estimates (per the requirements of Section II of the Land Development Manual [LDM] that are in effect at the time of submittal) to the Engineering and Surveying Department (ESD) for review and approval. The plans shall show all conditions for the project as well as pertinent topographical features both on- and off-site. All existing and proposed utilities and easements, on-site and adjacent to the project, which may be affected by planned construction, shall be shown on the plans. All landscaping and irrigation facilities within the public right-of-way (or public easements), or landscaping within sight distance areas at intersections, shall be included in the Improvement Plans. The applicant shall pay plan check and inspection fees. (NOTE: Prior to plan approval, all applicable recording and reproduction cost shall be paid). The cost of the above-noted landscape and irrigation facilities shall be included in the estimates used to determine these fees. It is the applicant's responsibility to obtain all required agency signatures on the plans and to secure department approvals. If the Design/Site Review process and/or DRC review is required as a condition of approval for the project, said review process shall be completed prior to submittal of Improvement Plans. Record drawings shall be prepared and signed by a California Registered Civil Engineer at the applicant's expense and shall be submitted to the ESD prior to acceptance by the County of site improvements.

MM 3.2 Staging Areas: Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far as practical from existing dwellings and protected resources in the area.

MM 3.3 All proposed grading, drainage improvements, vegetation and tree removal shall be shown on the Improvement Plans and all work shall conform to provisions of the County Grading Ordinance (Ref. Article 15.48, Placer County Code) that are in effect at the time of submittal. No grading, clearing, or tree disturbance shall occur until the Improvement Plans are approved and all temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the ESD concurs with said recommendation.

The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Improvement Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Where soil stockpiling or borrow areas are to remain for more than one construction season, proper erosion control measures shall be applied as specified in the Improvement Plans/Grading Plans. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.

Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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winterization and permanent erosion control work prior to Improvement Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.

If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Improvement Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.

Discussion-items 3c and 3d:

The construction of the proposed drive-through bank and commercial office building on this property will not cause a substantial alteration of ground surface relief features. This property has been previously graded. No unique geologic or physical features will be destroyed or covered as a result of this project.

Discussion-items 3e and 3f:

The proposed project could potentially disturb 1.5 acres and result in significant increases in the amount of impervious surface present on the site (53% post-project impervious). To construct the improvements proposed, significant disruption of the soils on-site will occur, creating a potential for contamination of storm runoff with sediment or other pollutants introduced through typical grading practices. This disturbance will likewise create increased risk of erosion on-site during construction. Discharge of concentrated runoff after construction could also contribute to these impacts in the long-term. Discharge from the site will be conveyed via an underground storm drain system and water quality treatment vault on-site prior to discharge to the off-site storm drain system that flows towards Strap Ravine. Strap Ravine is located along the southern portion of the adjacent property to the south. The project must comply with State requirements to prevent stormwater pollution during construction in order to prevent sediment loading to Strap Ravine to the maximum extent practicable. These impacts will be reduced to a less than significant level through implementation of the following mitigation measures.

Mitigation Measures-items 3e and 3f:

Refer to text in MM 3.1

Refer to text in MM 3.2

Refer to text in MM 3.3

MM 3.4 Prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the LDM and the Placer County Stormwater Management Manual that are in effect at the time of submittal, to the ESD for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off- site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.

MM 3.5 Projects with ground disturbance exceeding one-acre that are subject to construction stormwater quality permit requirements of the National Pollutant Discharge Elimination System (NPDES) program shall obtain such permit from the State Regional Water Quality Control Board and shall provide to the ESD evidence of a state-issued WDID number or filing of a Notice of Intent and fees prior to start of construction.

Discussion-item 3g:

The site is located within Seismic Zone 3 and ground shaking will occur during seismic events on nearby active faults. If structures are constructed according to the current edition of the California Building Code, the likelihood of severe

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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damage due to ground shaking should be minimal. There is no landsliding or slope instability related to the project site.

4. WATER. Would the proposal result in:

a. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?

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b. Exposure of people or property to water related hazards such as flooding?

☒☐☐☐

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- | | | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| c. Discharge into surface waters or other alterations of surface water quality (e.g., temperature, dissolved oxygen, or turbidity)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Changes in the amount of surface water in any water body? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Changes in currents, or the course or direction of water movements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Change in the quantity of groundwater, either through direct additions of withdrawals, or through interception of an aquifer by cuts or excavations, or through substantial loss of groundwater recharge capability? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Altered direction or rate of flow of groundwater? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h. Impacts to groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i. Substantial reduction in the amount of groundwater otherwise available for public water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j. Impacts to the watershed of important surface water resources, including but not limited to, Lake Tahoe, Folsom Lake, Hell Hole Reservoir, Rock Creek Reservoir, Sugar Pine Reservoir, French Meadows Reservoir, Combie Lake, and Rollins Lake? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 4a, 4c:

This project will be using standard best management practices to prevent surface runoff. Thus, the impact of changes in the amount of surface runoff and discharge into surface waters is considered to be less than significant. No mitigation measures are required.

Discussion-item 4b:

The project will not expose people to water related hazards such as flooding.

Discussion-item 4d:

The project will not change the amount of surface water in any body.

Discussion-item 4e:

This project will not change the currents of a water body.

Discussion-items 4f, 4g, 4h, 4i:

This project will not change the quantity of groundwater or impact the groundwater quality or substantially reduce the amount of groundwater available as it does not use an on site water well for public drinking water purposes.

Discussion-items 4j:

This project will not impact the watershed of Folsom Lake.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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5. AIR QUALITY. Would the proposal:

- | | | | | |
|--|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| a. Violate any air quality standard or contribute to an existing or projected air quality violation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Expose sensitive receptors to pollutants? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Have the potential to increase localized carbon monoxide levels at nearby intersections in exceedance of adopted standards? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Create objectionable odors? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Air Pollution Control District:

Discussion-item 5a: This project is located in the Sacramento Valley Air Basin portion of Placer County. This area is non-attainment for the federal and state ozone standard and non-attainment for the state particulate matter standard. According to the project's description, the project will contribute to cumulative air quality impacts occurring within Granite Bay area.

The short-term construction and long-term operational related air pollutant emissions results primarily from diesel-powered construction equipment, trucks hauling building supplies, customer vehicle exhaust, and landscape maintenance equipment. Based on the proposed project, short-term construction would exceed the District thresholds unless the mitigation measures are implemented by the project. Long-term operational emissions from the project alone would not exceed the District's significance thresholds. However, the project will contribute to cumulative significant air quality impacts occurring within Granite Bay area.

The District has identified the mitigation measures that should be implemented by the project to ensure the short-term construction impacts, long-term operational impacts, and contribution to cumulative air quality impacts will remain below the significant level. The applicant can propose other measures that can achieve the same emission reductions.

Mitigation Measures-item 5a:MM 5.1

Construction:

- Construction equipment exhaust emissions shall not exceed District Rule 202 Visible Emission limitations.
- No open burning of removed vegetation during infrastructure improvements. Vegetative material should be chipped or delivered to waste to energy facilities.
- An operational water truck shall be onsite at all times. Apply water to control dust as needed to prevent dust impacts offsite.
- Minimize idling time to 5 minutes for all diesel-powered equipments.
- Suspend all grading operations when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.
- Reduce traffic speeds on all unpaved surfaces to 15 miles per hour or less.
- The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If diesel powered generators greater than 50 horsepower are going to be used, a District Permit to Operate is required.
- Use California diesel fuel for mobile and stationary construction equipment.

MM 5.2

Operational

- Install low nitrogen oxides (NOx) emission hot-water heater.
- Use of low VOC coatings per District Rule 218 Architectural Coatings.
- HVAC units shall be equipped with PremAir (or other manufacturer) catalyst system if available and economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70% of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible

Environmental Issues*(See attachments for information sources)*

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if the additional cost is less than 10 percent of the base HVAC unit.

- The project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the project's long-term ozone precursor emissions. The applicant provides monetary incentives to sources of air pollutant emissions within the project's general vicinity that are not required by law to reduce their emissions. Therefore, the emission reductions are real, quantifiable and implement provisions of the 1994 State Implementation Plan. The offsite mitigation program reduces emissions within the region that would not otherwise be eliminated and thereby "offsets" the project's increase to regional emissions.

In lieu of the applicant implementing their own offsite mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Offsite Mitigation Program by paying an equivalent amount of money into the District program. The actual amount of emission reductions needed through the Offsite Mitigation Program would be calculated when the project's average daily emissions have been determined. The amount of emissions would be reduced by any on site measures implemented by the project.

Discussion-item 5b: The increase of air pollutants generated by the project could adversely affect sensitive receptors like children and senior citizens living in the vicinity of the project. However, this project is not expected to adversely impact sensitive receptors due to this project's emissions being below the District's significant thresholds. Therefore, the impacts to the sensitive groups would be less than significant.

Discussion-item 5c: Buildout of the project would generate additional traffic volumes within the surrounding area. These additional traffic volumes will add to congestion at area intersections and have the potential to increase localized carbon monoxide levels. However, the impacts would be less than significant due to the statewide control measures requiring oxygenated gasoline and the small number of vehicle trips being generated by this project. No mitigation measures are required.

Discussion-item 5d: The project would result in additional air pollutant emissions generated by diesel-powered construction equipment, vehicle exhaust, and fireplaces/wood stoves that could create objectionable odors. However, the emissions from this project alone are not expected to exceed the District's significant thresholds. Therefore, potential impacts from odors would be considered less than significant.

6. TRANSPORTATION/CIRCULATION. Would the proposal result in:

- | | | | | |
|--|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increased vehicle trips or traffic congestion? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Inadequate emergency access or access to nearby uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Insufficient parking capacity on-site or off-site? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Hazards or barriers for pedestrians or bicyclists? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Rail, waterborne, or air traffic impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Engineering & Surveying Department:

Discussion-item 6a: This project will generate additional traffic from the development of a drive-through bank and office

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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building on a parcel that was previously developed with only one single-family residence. The bank will be approximately 3,700 square feet and the tenant office space will be approximately 2,581 square feet. The applicant has provided a letter dated August 16, 2006 from KD Anderson & Associates, Inc. analyzing the trip generation rates for the proposed bank which will be considered in the calculation for the traffic mitigation fee. The Granite Bay Community Plan EIR identifies increased traffic volumes resulting from build-out of the area as significant and unavoidable. The applicant has shown that the increases in traffic due to this project are consistent with those anticipated in the Granite Bay Community Plan EIR. However, the County road network will have potentially significant impacts due to the cumulative impact of increased traffic congestion and vehicle trips in the area. The cumulative impact can be partially mitigated to a less than significant level by implementing the following mitigation measures.

Mitigation Measures-item 6a:

MM 6.1 This project will be subject to the payment of traffic impact fees that are in effect in this area (Granite Bay Fee District), pursuant to applicable Ordinances and Resolutions. The applicant is notified that the following traffic mitigation fee(s) will be required and shall be paid to Placer County ESD prior to issuance of any Building Permits for the project:

- County Wide Traffic Limitation Zone: Article 15.28.010, Placer County Code
- South Placer Regional Transportation Authority (SPRTA).
- Placer County/City of Roseville Joint Fee

The actual fees paid will be those in effect at the time payment occurs. The current total combined estimated fee is \$219,887. The fees were calculated using the information supplied. If the use or the square footage changes, then the fees will change. The actual fees paid will be those in effect at the time the payment occurs.

Discussion-item 6b: The project proposes to construct a right-turn deceleration lane at the entrance off of Sierra College Boulevard. This will improve vehicle safety at the intersection and allow for improvements to the traffic signal operation.

Discussion-item 6c: The servicing fire district has reviewed and approved the proposed layout for the bank and office building and the circulation areas. A representative from the fire district will ultimately sign off on the project improvement plans to ensure that all conditions have been met.

Discussion-item 6d: The applicant has proposed sufficient parking for the commercial project. There is no impact.

Discussion-item 6e: There are no hazards to pedestrians or bicyclists. A pedestrian walkway has been included along the project frontage of Sierra College Boulevard, allowing pedestrians to walk to the bank building. .

Discussion-item 6f: The project will not conflict with any existing, or preclude anticipated future policies, plans, or programs supporting alternative transportation. .

Discussion-item 6g: This commercial bank and office project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

7. BIOLOGICAL RESOURCES. Would the proposal result in impacts to:

- | | | | | |
|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Endangered, threatened or rare species or their habitats (including, but no limited to plants, fish, insects, animals, and birds)? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Locally occurring natural communities (e.g., oak woodlands, mixed conifer, annual grasslands, etc.)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Significant ecological resources including:
1) Wetland areas including vernal pools; | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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- 2) Stream environment zones;
- 3) Critical deer winter ranges (winter and summer), migratory routes and fawning habitat;
- 4) Large areas of non-fragmented natural habitat, including but not limited to Blue Oak Woodlands, Valley Foothill Riparian, vernal pool habitat;
- 5) Identifiable wildlife movement zones, including but not limited to, non-fragmented stream environment zones, avian and mammalian routes, and known concentration areas of waterfowl within the Pacific Flyway;
- 6) Important spawning areas for anadromous fish?

Planning Department:Discussion-item 7a:

The proposed project would not result in impacts to endangered, threatened or rare species or their habitats.

Discussion-items 7b, 7c:

In order to protect on site resources, no grading activities of any kind may take place within the 100-year flood plain of the stream or within the watershed of the vernal pool(s), unless otherwise approved as a part of this project. The project area has approximately .29 acres of existing seasonal wetlands and riparian habitat, which will be impacted with the proposed project. This will occur with the improvements, grading, drainage, underground utilities, and building development. There are no native trees located on the site.

Mitigation Measures-items 7b, 7c:

MM 7.1 Prior to approval of Improvement/Grading Plans, the applicant shall furnish to the DRC, evidence that the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Services, and the California Department of Fish and Game have been notified by certified letter regarding the existence of wetlands, streams, ponds and/or vernal pools on the property. If permits are required, they shall be obtained and copies submitted to DRC prior to any clearing, grading, or excavation work.

In order to mitigate wetland impacts, (both jurisdictional and non-jurisdictional), the applicant or agent shall provide mitigation as follows: Provide written evidence that compensatory habitat has been established through the purchase of mitigation credits at a State and/or Federal Agency qualified wetland mitigation bank. The amount of money required to purchase credits shall be equal to the amount necessary to replace wetland or riparian habitat acreage and resource values including compensation for temporal loss. The amount of habitat to be replaced is approximately .26 acres of wetland habitat and riparian habitat. The exact amount of habitat impact shall be determined during the Improvement Plan process. The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat. Evidence of payment, which describes the amount and type of habitat purchased at the bank site, must be provided to the County prior to issuance of Improvement Plans or Grading Permits. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised (for guidance, if the Map were recorded today, the payment would be \$75,000 per acre for permanent and seasonal wetlands, and/or \$85,000 per acre for riparian habitat and/or \$250,000 for vernal pool habitat). Or,

For wetland or riparian impacts less than 4,355 square feet, provide payment to the County's Wetland Mitigation Fund. The amount to be paid shall be the in-lieu mitigation payment in effect at the time the Final Map is recorded or Use Permit is exercised. For guidance, the equivalent payment today would be as follows:

- \$1.50 per square foot for wetland impacts.
- \$5.70 per square foot for vernal pool impacts.
- \$1.95 per square foot for riparian impact.

The amount of habitat replaced shall be no less than the habitat replacement requirements of the State and/or Federal resource agency(ies) that have jurisdiction over the habitat.

The applicant shall install a 4' tall, brightly colored (usually yellow or orange), synthetic mesh material fence (or an

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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equivalent approved by the DRC) at the following locations prior to any construction equipment being moved on-site or any construction activities taking place:

- Adjacent to any and all riparian areas on site;
- At the limits of construction, outside the dripline of all trees 6" dbh (diameter at breast height), or 10" dbh aggregate for multi-trunk trees, within 50' of any grading, road improvements, underground utilities, or other development activity, or as otherwise shown on the Site Plan;
- Around any and all "special protection" areas as discussed in the project's environmental review documents (if applicable).

8. ENERGY AND MINERAL RESOURCES. Would the proposal:

- | | | | | |
|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Conflict with adopted energy conservation plans? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Use non-renewable resources in a wasteful and inefficient manner? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Result in the loss of availability of a known mineral resource that would be of future value to the region and state residents? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

9. HAZARDS. Would the proposal involve:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. A risk of accidental explosion or release of hazardous substances (including, but not limited to, oil, pesticides, chemicals, or radiation)? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Possible interference with an emergency response plan or emergency evacuation plan? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. The creation of any health hazard or potential health hazard? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Exposure of people to existing sources of potential health hazards? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Increased fire hazard in areas with flammable brush, grass, or trees? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-item 9a: The use of hazardous substances during normal construction activities is expected to be limited in nature, and will be subject to standard handling and storage requirements. Accordingly, impacts related to the release of hazardous substances are considered less than significant. No mitigation measures are required.

Discussion-item 9b: This project will not interfere with an emergency response plan or emergency evacuation plan.

Discussion-item 9c: Mosquito breeding is not expected to significantly impact this project. Common problems associated with overwatering of landscaping and residential irrigation have the potential to breed mosquitoes. As a condition of this project, it is recommended that drip irrigation be used for landscaping areas. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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Discussion-item 9d: This project will not expose people to existing sources of potential health hazards.

10. NOISE. Would the proposal result in:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a. Increases in existing noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Exposure of people to noise levels in excess of County standards? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Environmental Health:

Discussion-items 10a, 10b: Noise from construction activities may noticeably increase noise levels above existing ambient levels. Implementation of the following mitigation measures will reduce this impact to a less than significant level.

Mitigation Measures-items 10a, 10b:

MM 10.1 In order to mitigate the impacts of construction noise noted above, construction noise emanating from any construction activities for which a building permit or grading permit is required is prohibited on Sundays and Federal Holidays, and shall only occur:

- Monday through Friday, 6:00 am to 8:00 pm (during daylight savings)
- Monday through Friday, 7:00 am to 8:00 pm (during standard time)
- Saturdays, 8:00 am to 6:00 pm

In addition, a temporary sign shall be located throughout the project (4' x 4'), as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.

Essentially, quiet activities, which do not involve heavy equipment or machinery, may occur at other times. Work occurring within an enclosed building, such as a house under construction with the roof and siding completed, may occur at other times as well.

The Planning Director is authorized to waive the time frames based on special circumstances, such as adverse weather conditions.

11. PUBLIC SERVICES. Would the proposal have an effect upon, or result in need for new or altered government services, in any of the following areas:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Fire Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Sheriff Protection? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Schools? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Maintenance of public facilities, including roads? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Environmental Issues*(See attachments for information sources)*

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Planning Department:Discussion-items 11a-11e:

The project will create an additional 6,500 square feet of commercial space in the Granite Bay area, which will require new public services to serve the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No new fire protection facilities, sheriff protection facilities, schools, or other government service facilities are proposed as part of this project. The right-turn land to be constructed along the project frontage will be dedicated to the County as right-of-way within Sierra College Boulevard and will be maintained by the County. No mitigation measures are required.

12. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

- | | | | | |
|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Power or natural gas? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Communication systems? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Local or regional water treatment or distribution facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Sewer, septic systems, or wastewater treatment and disposal facilities? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Storm water drainage? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Solid waste materials recovery or disposal? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Local or regional water supplies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 12a-12g:

The project will create an additional 6,466 square feet of commercial space in the Granite Bay area, which will require new utilities and services for the project. Will serve letters shall be obtained from the appropriate agencies prior to approval of the project's improvement plans or issuance of a building permit. No mitigation measures are required.

13. AESTHETICS. Would the proposal:

- | | | | | |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Affect a scenic vista or scenic highway? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Have a demonstrable negative aesthetic effect? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Create adverse light or glare effects? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:

Discussion-items 13a-13c: The project shall be designed to conform to the Placer County Zoning Ordinance, Placer County Design Guidelines, Placer County Landscape Guidelines, and the Granite Bay Community Plan Design Guidelines. The project is subject to review and approval by the Placer County Design/Site Review Committee (D/SRC). Such a review shall be conducted prior to the submittal of the Improvement Plans for the project and shall include, but not be limited to: Architectural colors, materials, and textures of all structures; landscaping; irrigation; signs; exterior lighting; pedestrian and vehicular circulation; recreational facilities; snow storage areas; recreation vehicle storage area(s); fences and walls; noise attenuation barriers; all open space amenities, etc. No mitigation measures are required.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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14. CULTURAL RESOURCES. Would the proposal:

- | | | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| a. Disturb paleontological resources? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Disturb archaeological resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Affect historical resources? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Have the potential to cause a physical change, which would affect unique ethnic cultural values? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Restrict existing religious or sacred uses within the potential impact area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Planning Department:Discussion-items 14a:

The project site is not located within an area found to most likely contain or disturb paleontological resources.

Discussion-items 14b, 14c:

Cultural resources have not been identified on site. The proposed project will likely not impact cultural resources. The existing residence dates between 1954 and 1967 and is less than 50 years in age and is not a significant resource.

If any archaeological artifacts, exotic rock (non-native), or unusual amounts of shell or bone are uncovered during any on-site construction activities, all work must stop immediately in the area and a SOPA-certified (Society of Professional Archaeologists) archaeologist retained to evaluate the deposit. The Placer County Planning Department and Department of Museums must also be contacted for review of the archaeological find(s). If the discovery consists of human remains, the Placer County Coroner and Native American Heritage Commission must also be contacted. Work in the area may only proceed after authorization is granted by the Placer County Planning Department. A note to this effect shall be provided on the Improvement Plans for the project. Following a review of the new find and consultation with appropriate experts, if necessary, the authority to proceed may be accompanied by the addition of development requirements, which provide protection of the site, and/or additional mitigation measures necessary to address the unique or sensitive nature of the site. No mitigation measures are required.

Discussion-items 14d: The proposed project does not have the potential to cause a physical change, which would affect unique ethnic cultural values.

Discussion-items 14e: The proposed project would not restrict existing religious or sacred uses within the potential impact area.

15. RECREATION. Would the proposal:

- | | | | | |
|---|-------------------------------------|--------------------------|--------------------------|--------------------------|
| a. Increase the demand for neighborhood or regional parks or other recreational facilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Affect existing recreational opportunities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion-items 15a, 15b:

The proposed commercial project will not increase the demand for neighborhood or regional parks, nor will it affect existing recreational opportunities.

Environmental Issues*(See attachments for information sources)*

No Impact	Less Than Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Impact
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III. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | |
|---|--|------------------------------|
| A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of rare or endangered plants or animals, or eliminate important examples of the major periods of California history or prehistory? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |
| C. Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? | NO <input checked="" type="checkbox"/> | YES <input type="checkbox"/> |

IV. EARLIER ANALYSIS

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effect has been adequately analyzed in an earlier EIR or Negative Declaration [State CEQA guidelines Section 15063(c)(3)(D)]. In this case a discussion should identify the following on attached sheets.

- A. **Earlier analyses used.** Identify earlier analyses and state where they are available for review.
- B. **Impacts adequately addressed.** Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards. Also, state whether such effects were addressed by mitigation measures based on the earlier analysis.
- C. **Mitigation measures.** For effects that are checked as "Potentially Significant Unless Mitigation Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21080.3, 21082.1, 21083, 31083.3, 21093, 21094, 21151;
Sundstrom v. County of Mendocino, 202 Cal. App. 3d 296 (1988); *Leonoff v. Monterey Board of Supervisors*, 222 Cal. App. 3d 1337 (1990).

V. OTHER RESPONSIBLE AND TRUSTEE AGENCIES WHOSE APPROVAL IS REQUIRED

- | | |
|---|---|
| <input checked="" type="checkbox"/> California Department of Fish and Game | <input type="checkbox"/> Local Agency Formation Commission (LAFCo) |
| <input type="checkbox"/> California Department of Transportation (e.g. Caltrans) | <input type="checkbox"/> California Department of Health Services |
| <input checked="" type="checkbox"/> California Regional Water Quality Control Board | <input type="checkbox"/> California Integrated Waste Management Board |

- ☐ California Department of Forestry
☒ U.S. Army Corp of Engineers
☒ U.S. Fish and Wildlife Service
☐ National Marine Fisheries Service

- ☐ Tahoe Regional Planning Agency
☐ California Department of Toxic Substances
☒ City of Roseville

VI. DETERMINATION (to be completed by the Lead Agency)

The Environmental Review Committee finds that although the proposed project **COULD** have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because the mitigation measures described herein have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

VII. ENVIRONMENTAL REVIEW COMMITTEE (Persons/Departments Consulted):

Planning Department, E.J. Ivaldi, Chairperson
Engineering and Surveying Division, Rebecca Taber
Environmental Health Services, Grant Miller
Air Pollution Control District, Brent Backus

Signature: 

ENVIRONMENTAL REVIEW COMMITTEE CHAIRPERSON

March 28, 2007

Date